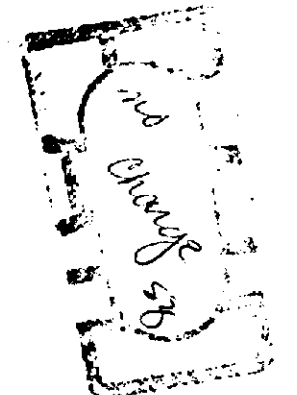


MAP 11-34  
48  
E.D. 15  
DATE 12-10-86  
200  
1000  
DP

9100#  
8-2016-98



86-312-A  
H-43

Baltimore County,  
66-312-A  
SW/Cor. of Golden Ring Rd. and Mace  
Ave.  
15th Dist.

ORDER RECEIVED FOR FILING  
DATE 1/25/86  
BY [Signature]

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. to permit a side yard setback of 5 feet instead of the required 10 feet and a side street setback of 15 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Lot width too narrow to build a single family dwelling under present day zoning regulations

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)	Legal Owner(s): (Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner: (Type or Print Name)	Address Phone No.
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore on the 19th day of February, 1986, at 11:00 o'clock

[Signature]  
Zoning Commissioner of Baltimore County.

(over)

# 213  
86-312-A

MAP 11-34  
48  
E.D. 15  
DATE 12-10-86  
200  
1000  
DP

IN RE: PETITION ZONING VARIANCES  
SW/Corner of Golden Ring  
Road and Mace Avenue  
15th Election District  
Baltimore County, Maryland,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-312-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Baltimore County, Maryland (County), requests variances to permit a side yard setback of 5 feet instead of the required 10 feet and a side street setback of 15 feet instead of the required 25 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Sara Blevins, Bureau of Land Acquisition, Department of Public Works, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5, is located at the corner of Golden Ring Road and Mace Avenue. In the early 1970's, the County condemned the instant site in order to widen Golden Ring Road. The existing dwelling was razed and Golden Ring Road was widened. The County now proposes to sell the remainder of the property, and by law, such sale requires it to be auctioned. The lot measures approximately 56' x 111' x 22' x 35' x 129' and would require variances to the side yard setback requirements in order for any dwelling to be constructed. The County is requesting setbacks of 4 feet to the south property line and 15 feet to the north property line

to its sale in order to increase the potential value when auctioned. The Petitioner seeks relief from Section 1802.3.C.1, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Although the proposed envelope faces Mace Avenue, inasmuch as the lot is on a corner, the long-standing policy of the Zoning Commissioner is to require

ORDER RECEIVED FOR FILING  
DATE 1/25/86  
BY [Signature]

that the side yard setback to the side street be the same as the front yard setback required for that particular zone when the house faces in a direction other than towards a side street. Therefore, the Petitioner is requesting a setback of 15 feet instead of the required 25 feet to Golden Ring Road, the side street, and 5 feet to the south property line instead of the required 10 feet.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

- 2 -

ORDER RECEIVED FOR FILING  
DATE 1/25/86  
BY [Signature]

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1986, that the Petition for Zoning Variances to permit a side yard setback of 5 feet instead of the required 10 feet and a side street setback of 15 feet instead of the required 25 feet be and is hereby GRANTED from and after the date of this Order.

[Signature]  
Zoning Commissioner of  
Baltimore County

AJ/srl  
cc: Mr. Walter J. Rasmussen  
People's Counsel

ORDER RECEIVED FOR FILING  
DATE 1/25/86  
BY [Signature]

- 3 -

# PETITION FOR ZONING VARIANCE ZONING DESCRIPTION

BEING the southwest corner of Golden Ring Road being 65' wide and Mace Avenue being 65' wide and running 111.42' along Golden Ring Road and thence approximately 56.14' south and thence 129.13' easterly to intersect Mace Avenue and thence 35.52' and thence 22.06' to the place of beginning.

# PETITION FOR ZONING VARIANCE 15th Election District

LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue

DATE AND TIME: Wednesday, February 19, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of 10 feet and a side street setback of 15 feet in lieu of 25 feet.

Being the property of Baltimore County, Maryland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLSON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES  
SW Corner Golden Ring Rd.  
and Mace Ave.,  
15th District  
BALTIMORE COUNTY, MD.,  
Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-312-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

[Signature]  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2182

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Walter J. Rasmussen, Chief, Bureau of Land Acquisition for Baltimore County, County Office Building, Towson, MD 21204, Petitioner.

[Signature]  
Peter Max Zimmerman



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

**Petition For Zoning Variance**  
15th Election District  
LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue  
DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of 25 feet.  
Being the property of Baltimore County, Maryland, as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.  
BY ORDER OF  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County

**The Times**  
Middle River, Md., Jan 31 1986  
This is to certify, That the annexed  
Petition  
No. 86-312-A  
was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
James E. Gerber, Publisher

Mr. Walter J. Rasmussen  
Chief, Bureau of Land Acquisition  
Baltimore County, Maryland

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/Cor. of Golden Ring Road and Mace Avenue  
15th Election District  
Petitioner: Baltimore County, Maryland  
Case No. 86-312-A

TIME: 11:00 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986.

THE JEFFERSONIAN,

18 Kenton

Publisher  
Cost of Advertising

22.00

**PETITION FOR ZONING VARIANCE**  
15th Election District  
LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue  
DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of 25 feet.  
Being the property of Baltimore County, Maryland, as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.  
By \_\_\_\_\_ OF  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County  
Jan. 30

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 1/25/86

Posted for: Variance

Petitioner: Baltimore County, Md.

Location of property: SW/Cor. of Golden Ring Rd. & Mace Ave.

Location of Sign: 111 W. Chesapeake Ave. at Golden Ring Rd., approx. 10' from road way on property of Baltimore County

Remarks:

Posted by: [Signature] Date of return: 1/27/86

Number of Signs: 1

Case No. 86-312-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
13th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by: James E. Gerber, AICP  
Petitioner's Attorney Chairman, Zoning Plans & Advisory Committee

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: December 27, 1985

Shirley M. Murphy, Acting Chief  
FROM: Bureau of Land Acquisition

Petition for Zoning Variance  
SUBJECT: Golden Ring Road & Mace Avenue  
Our File: SP 15-067

The Petition for Zoning Variance for the above mentioned property was hand delivered to the Zoning Supervisor's office on December 23, 1985. We were advised that this petition will be processed as Item 243.

It will be appreciated if this request is expedited at your earliest possible convenience.

Shirley M. Murphy  
Shirley M. Murphy, Acting Chief  
Bureau of Land Acquisition

SPM:JJB:lmh:dms

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

James E. Dyer  
TO: Zoning Supervisor Date: November 20, 1985

Walter J. Rasmussen, Chief  
FROM: Bureau of Land Acquisition

SUBJECT: Petition for Zoning Variance  
Lot on the Southeast Corner of Golden Ring Road and Mace Avenue  
Our File: SP 15-067

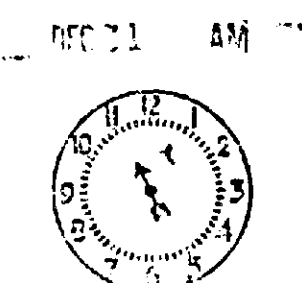
We are forwarding herewith 10 copies of the plat for zoning variance together with 3 copies of the Petition for Zoning Variance, and 3 copies of the description of the property.

The variance advertising and posting is to be charged to Account Number 01-25-01-04-80.

It will be appreciated if this request is expedited at your earliest possible convenience.

Walter J. Rasmussen  
Walter J. Rasmussen, Chief  
Bureau of Land Acquisition

WJR:SPM:JJB:lmh





# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1986

COUNTY OFFICE BLDG.  
111 N. Chesapeake Ave.  
Towson, Maryland 21204

Mr. Walter J. Rasmussen  
Chief, Bureau of Land Acquisition  
County Office Building  
Towson, Maryland 21204

RE: Item No. 243 - Case No. 86-312-A  
Petitioner - Baltimore County, Maryland  
Variance Petition

Dear Mr. Rasmussen:

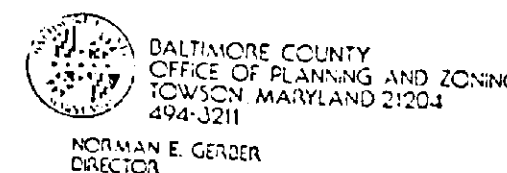
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Zoning Plans Advisory Committee

JED:nr

Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 24, 1986

Re: Zoning Advisory Meeting of January 7, 1986  
Item # 243  
Property Owner: Baltimore County  
Location: SW corner Golden Ring Road & Mace Avenue  
+ MACE AVENUE

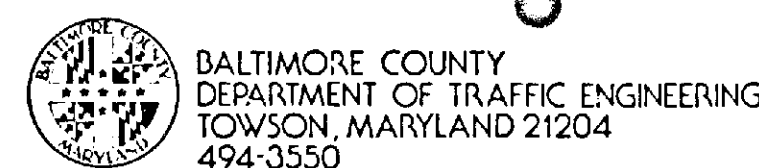
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by the Baltimore County Landscaping Manual, 811 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15%.
- ☒ The property is located in a traffic area controlling by a "T" level intersection as defined by 811 178-75, and its conditions change are required to be submitted annually by the County Council.

CC: James Howell

Eugene A. Bopp  
Chief, Current Planning - Development



STEPHEN E. COLLINS  
DIRECTOR

January 16, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of January 7, 1986  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

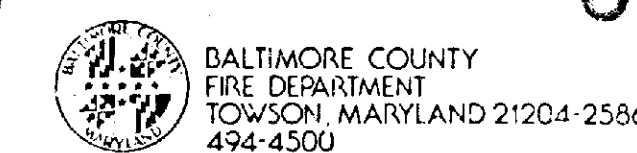
Acres:  
District:

Dear Mr. Jablon:

This Department of Traffic Engineering has no comments for items numbered 242, 243, and 249.

MSF/bld

2/9  
86-312



PAUL H. REINCKE  
CHIEF

January 10, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore County

Location: SW corner Golden Ring Road & Mace Avenue

Item No.: 243

Zoning Agenda: Meeting of 1-7-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke*  
Paul H. Reincke  
Special Inspection Division

Noted and Approved:  
*John F. O'Neil*  
Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

February 11, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 243 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore County  
Location: SW Corner Golden Ring Road and Mace Avenue  
District: 15th.

APPLICABLE CODES AND ORDINANCES:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-2 - 1980) and other applicable codes and standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

NOTE: 5. All the groups except the Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1" to an interior lot line. But the groups require a one hour wall 1" closer than 3" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

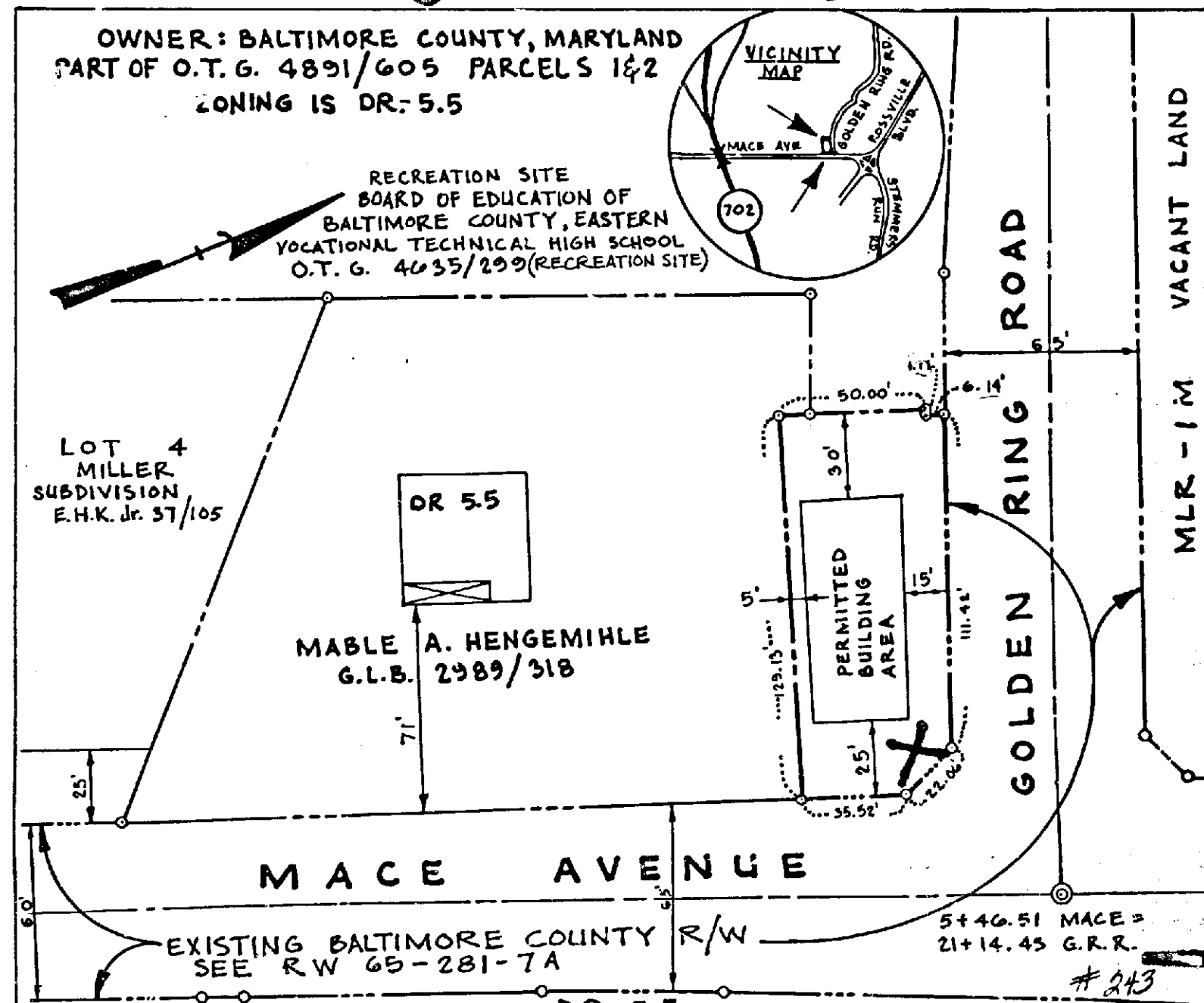
8. When filing for a required change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use/occupancy is from the \_\_\_\_\_ to the \_\_\_\_\_, or to Mixed Use.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments:

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Dyer*  
Charles E. Dyer  
Building Plans Service



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION	
SCALE: 1"=50'	SHEET 1 OF 1
PLAT TO ACCOMPANY ACQUISITION OF	
ZONING VARIANCE	
CONSTRUCTING ENGINEER OR SURVEYOR	DATE
APPROVED: _____	DATE: _____
DATE: _____	DATE: _____
BUREAU OF LAND ACQUISITION	DATE: _____
APPROVED: _____	DATE: _____
DATE: _____	DATE: _____
DIVISION OF DRAFTING	DATE: _____
APPROVED: _____	DATE: _____
DATE: _____	DATE: _____
DRAWN: _____	CHECKED: _____
DATE: _____	DATE: _____







Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

**Petition For Zoning Variance**  
15th Election District  
LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue  
DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of 25 feet.  
Being the property of Baltimore County, Maryland, as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.  
BY ORDER OF  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County

**The Times**  
Middle River, Md., Jan 31 1986  
This is to certify, That the annexed  
Petition  
No. 86-312-A  
was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
James E. Gerber, Publisher

Mr. Walter J. Rasmussen  
Chief, Bureau of Land Acquisition  
Baltimore County, Maryland

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/Cor. of Golden Ring Road and Mace Avenue  
15th Election District  
Petitioner: Baltimore County, Maryland  
Case No. 86-312-A

TIME: 11:00 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986.

THE JEFFERSONIAN,

18 Kenton

Publisher  
Cost of Advertising

22.00

**PETITION FOR ZONING VARIANCE**  
15th Election District  
LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue  
DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of 25 feet.  
Being the property of Baltimore County, Maryland, as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing or above or made at the hearing.  
By \_\_\_\_\_ OF  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County  
Jan. 30

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 1/25/86

Posted for: Variance

Petitioner: Baltimore County, Md.

Location of property: SW/Cor. of Golden Ring Rd. & Mace Ave.

Location of Sign: 111 W. Chesapeake Ave. at Golden Ring Rd., approx. 10' from road way on property of Baltimore County

Remarks:

Posted by: [Signature] Date of return: 1/27/86

Number of Signs: 1

Case No. 86-312-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
13th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by: James E. Gerber, AICP  
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: December 27, 1985

Shirley M. Murphy, Acting Chief  
FROM: Bureau of Land Acquisition

Petition for Zoning Variance  
SUBJECT: Golden Ring Road & Mace Avenue  
Our File: SP 15-067

The Petition for Zoning Variance for the above mentioned property was hand delivered to the Zoning Supervisor's office on December 23, 1985. We were advised that this petition will be processed as Item 243.

It will be appreciated if this request is expedited at your earliest possible convenience.

Shirley M. Murphy  
Shirley M. Murphy, Acting Chief  
Bureau of Land Acquisition

SPM:JJB:lmh

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

James E. Dyer  
TO: Zoning Supervisor Date: November 20, 1985

Walter J. Rasmussen, Chief  
FROM: Bureau of Land Acquisition

SUBJECT: Petition for Zoning Variance  
Lot on the Southeast Corner of Golden Ring Road and Mace Avenue  
Our File: SP 15-067

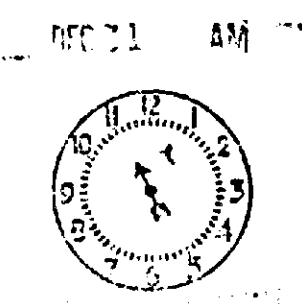
We are forwarding herewith 10 copies of the plat for zoning variance together with 3 copies of the Petition for Zoning Variance, and 3 copies of the description of the property.

The variance advertising and posting is to be charged to Account Number 01-25-01-04-80.

It will be appreciated if this request is expedited at your earliest possible convenience.

Walter J. Rasmussen  
Walter J. Rasmussen, Chief  
Bureau of Land Acquisition

WJR:SPM:JJB:lmh













Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

**Petition For Zoning Variance**  
15th Election District  
LOCATION: Southwest Corner of Golden Ring Road and Mace Avenue  
DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
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BY ORDER OF  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County

**The Times**  
Middle River, Md., Jan 31 1986  
This is to certify, That the annexed  
Petition  
No. 86-312-A  
was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
James E. Gerber, Publisher

Mr. Walter J. Rasmussen  
Chief, Bureau of Land Acquisition  
Baltimore County, Maryland

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/Cor. of Golden Ring Road and Mace Avenue  
15th Election District  
Petitioner: Baltimore County, Maryland  
Case No. 86-312-A

TIME: 11:00 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986.

THE JEFFERSONIAN,

18 Kenton  
Publisher

Cost of Advertising 22.00

**PETITION FOR ZONING VARIANCE**  
15th Election District  
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By \_\_\_\_\_ OF  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County  
Jan. 30

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986

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FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

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James E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-312-A  
Towson, Maryland

District: 15th Date of Posting: 1/25/86

Posted for: Variance

Petitioner: Baltimore County, Md.

Location of property: SW/Cor. of Golden Ring Rd. & Mace Ave.

Location of Sign: 111 W. Chesapeake Ave. at Golden Ring Rd. across 10' from road way on property of Baltimore County

Remarks:

Posted by: [Signature] Date of return: 1/27/86

Number of Signs: 1

Case No. 86-312-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Baltimore County, Maryland Received by: James E. Gerber, AICP  
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: December 27, 1985

Shirley M. Murphy, Acting Chief  
FROM: Bureau of Land Acquisition

Petition for Zoning Variance  
SUBJECT: Golden Ring Road & Mace Avenue  
Our File: SP 15-067

The Petition for Zoning Variance for the above mentioned property was hand delivered to the Zoning Supervisor's office on December 23, 1985. We were advised that this petition will be processed as Item 243.

It will be appreciated if this request is expedited at your earliest possible convenience.

Shirley M. Murphy  
Shirley M. Murphy, Acting Chief  
Bureau of Land Acquisition

SPM:JJB:lmh

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

James E. Dyer  
TO: Zoning Supervisor Date: November 20, 1985

Walter J. Rasmussen, Chief  
FROM: Bureau of Land Acquisition

SUBJECT: Petition for Zoning Variance  
Lot on the Southeast Corner of Golden Ring Road and Mace Avenue  
Our File: SP 15-067

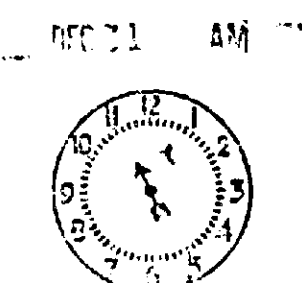
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The variance advertising and posting is to be charged to Account Number 01-25-01-04-80.

It will be appreciated if this request is expedited at your earliest possible convenience.

Walter J. Rasmussen  
Walter J. Rasmussen, Chief  
Bureau of Land Acquisition

WJR:SPM:JJB:lmh





# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1986

COUNTY OFFICE BLDG.  
111 N. Chesapeake Ave.  
Towson, Maryland 21204

Mr. Walter J. Rasmussen  
Chief, Bureau of Land Acquisition  
County Office Building  
Towson, Maryland 21204

RE: Item No. 243 - Case No. 86-312-A  
Petitioner - Baltimore County, Maryland  
Variance Petition

Dear Mr. Rasmussen:

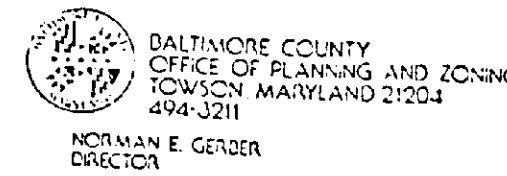
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Zoning Plans Advisory Committee

JED:nir

Enclosures



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 24, 1986

Re: Zoning Advisory Meeting of January 7, 1986  
Item # 243  
Property Owner: Baltimore County  
Location: SW corner Golden Ring Road & Mace Avenue  
+ MACE AVENUE

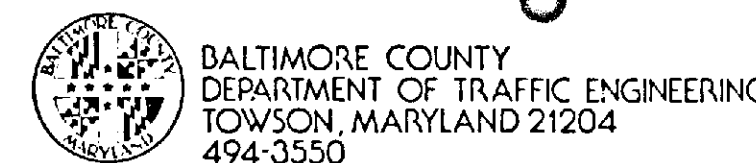
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by Section 11B-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a "T" level intersection as defined by 511.75-79, and if conditions change are re-evaluated annually by the County Council.

CC: James Howell

Eugene A. Bopp  
Chief, Current Planning - Development



STEPHEN E. COLLINS  
DIRECTOR

January 16, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of January 7, 1986  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

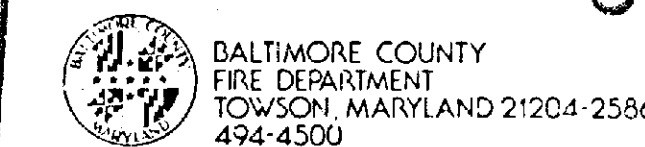
Acres:  
District:

Dear Mr. Jablon:

This Department of Traffic Engineering has no comments for items numbered 242, 243, and 249.

MSF/bld

2/9  
86-312



PAUL H. REINCKE  
CHIEF

January 10, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore County

Location: SW corner Golden Ring Road & Mace Avenue

Item No.: 243

Zoning Agenda: Meeting of 1-7-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke*  
Paul H. Reincke  
Special Inspection Division

Noted and Approved:  
*John F. O'Neil*  
Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

February 11, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 243 Zoning Advisory Committee Meeting are as follows:

Property Owner: Baltimore County  
Location: SW Corner Golden Ring Road and Mace Avenue  
District: 15th.

APPLICABLE CODES AND ORDINANCES:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-2 - 1980) and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

NOTE: 5. All the Groups except the Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1" to an interior lot line. But the Group requires a one hour wall 1" closer than 3" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

8. When filing for a required change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use/occupancy is from the \_\_\_\_\_ to the \_\_\_\_\_, or to Mixed Use.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

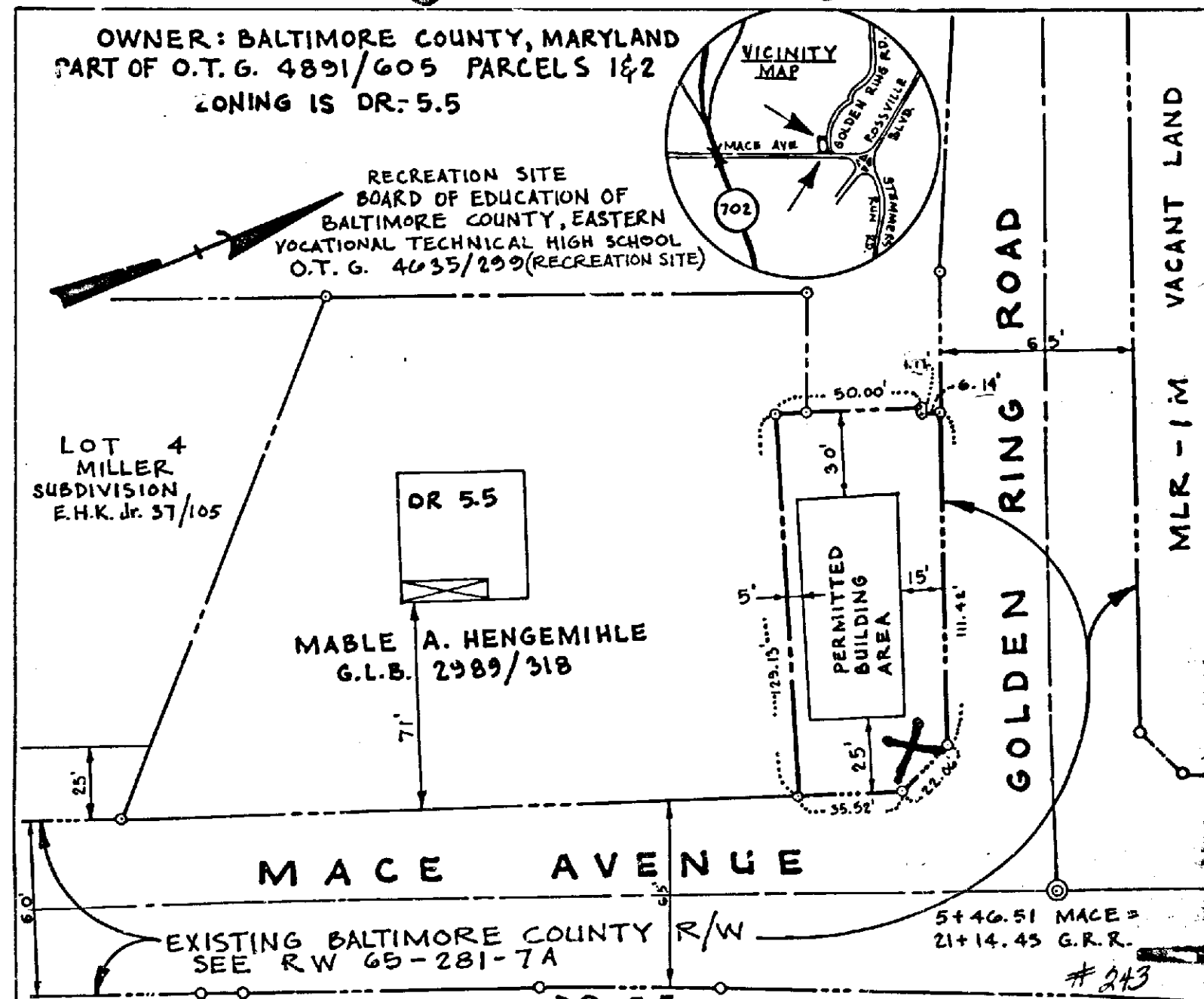
10. Comments:

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Dumb*  
Charles E. Dumb  
Building Plans Service

1/22/86

2/9  
86-312-A



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
SCALE: 1"=50' SHEET 1 OF 1		PLAT TO ACCOMPANY ACQUISITION OF	
CONSULTING ENGINEER OR SURVEYOR		ZONING VARIANCE	
DATE:	DATE:	DATE:	DATE:
APPROVED: _____	APPROVED: _____	APPROVED: _____	APPROVED: _____
RATE: _____	RATE: _____	RATE: _____	RATE: _____
BUREAU OF LAND ACQUISITION		DIVISION OF DRAFTING	
APPROVED: _____	APPROVED: _____	APPROVED: _____	APPROVED: _____
DATE: _____	DATE: _____	DATE: _____	DATE: _____
DRAWN: _____	DRAWN: _____	DRAWN: _____	DRAWN: _____
CHECKED: _____	CHECKED: _____	CHECKED: _____	CHECKED: _____